

SITE LOCATION: 412 Hawthorne Street**AGENDA ITEM: II.p****HISTORIC DISTRICT:** Westmoreland**HPO File No. 140217****Owner:** Matthew and Erin Lofgreen**Applicant:** Same as Owner**Date Application Accepted:** 1/29/2014**90-day Waiver:** N/A**SITE INFORMATION:**

Lot 18, Block 1, Westmoreland Subdivision, City of Houston, Harris County, Texas. The site includes a two-story, 2,539 square foot, wood framed single-family residence built circa 1905 on a 5,871 square foot lot.

TYPE OF APPROVAL REQUESTED: Alteration – Replacement of non-original front porch elements with new architecturally appropriate porch elements.

The applicant requests renewal of an expiring COA granted in December 2012. The proposed project from the previously granted COA has not changed. Below is a description of the application from the previous COA:

The applicant requests approval of a Certificate of Appropriateness for the following work:

- Remove three existing square porch columns, decorative wood spandrels, and brick piers, believed to be a later addition and replace the existing columns with eight paired Doric columns. The existing brick piers will be replaced with wooden piers above the decking and new concrete footing will be installed for the porch's foundation. The east and west corners of the porch will each feature three Doric columns and two columns will be located in the center of the porch. The existing balustrade will be replaced with a new wooden balustrade. Please see elevation drawing for further details.
- The existing front steps will be replaced with new porch steps that feature four newel posts that reflect the existing original interior design elements of the residence. Please see elevation drawing for further details.

HISTORY AND SIGNIFICANCE:

The historic house located at 412 Hawthorne Street is contained within the boundary of the Westmoreland Historic District which was listed in the National Register of Historic Places in 1994. The building which was constructed circa 1905 by E. O. Maynard in the Queen Anne style, was classified as "contributing" when the Westmoreland Historic District was designated as a Historic District of the City of Houston on July 23, 1997 (Resolution 97-47).

PUBLIC COMMENT:

No public comment received.

CERTIFICATE OF APPROPRIATENESS

HAHC ACTION: Approval**BASIS FOR ISSUANCE:** HAHC Approval**EFFECTIVE:** February 13, 2014

Planning Official**Date**

This Certificate of Appropriateness is valid for one year from its effective date.

This Certificate is in addition to any permits or approvals that are required by municipal, state and federal law.

Your plans must be stamped by Historic Preservation Office staff prior to submittal to permitting. Call 713-837-7963 to set up an appointment.

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APPROVAL CRITERIA**Sec. 33-241(a). EXTERIOR ALTERATION, REHABILITATION, RESTORATION AND ADDITION**

HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

STAFF RECOMMENDATION: Approval of the COA**CERTIFICATE OF APPROPRIATENESS**

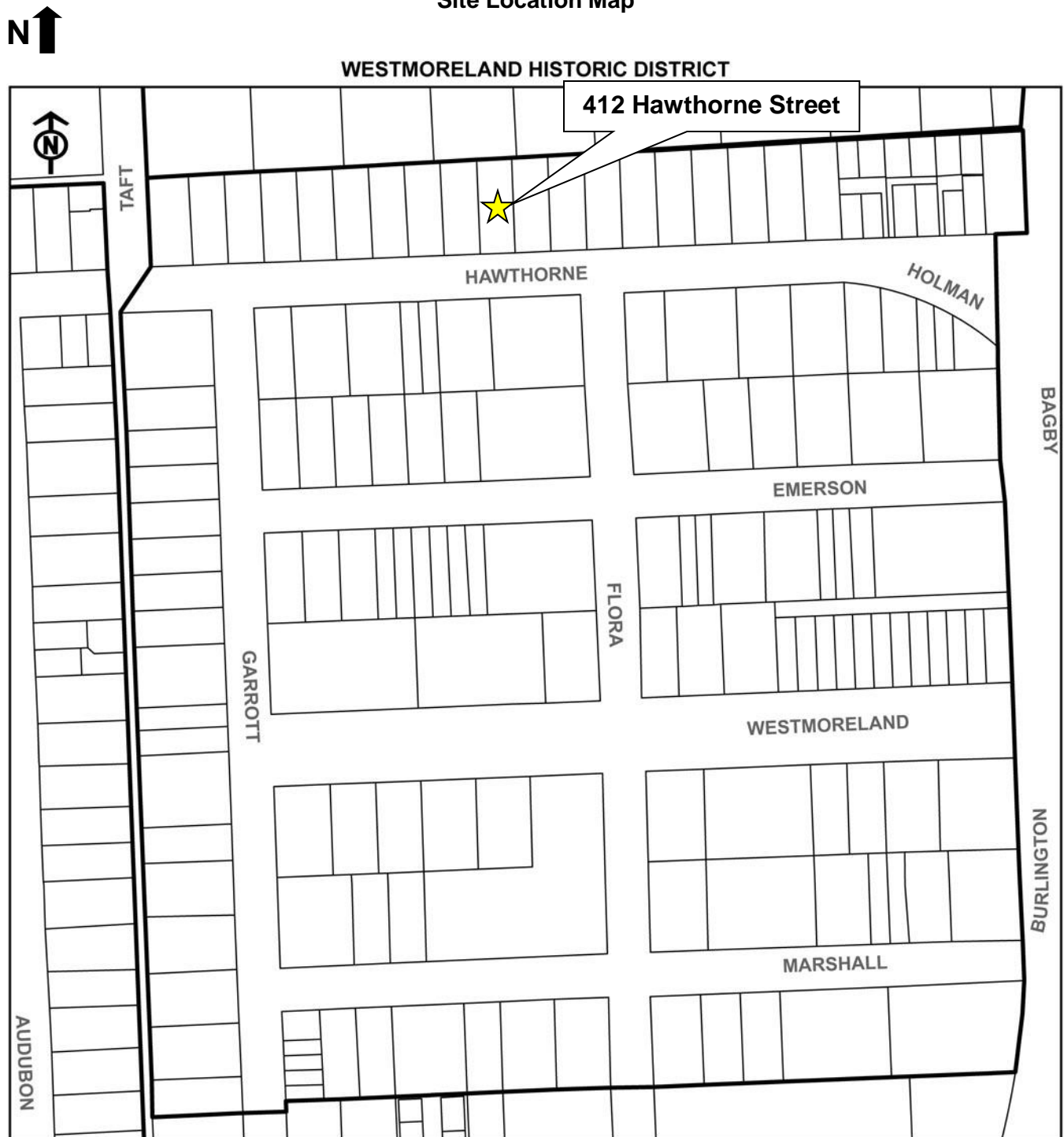
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Site Location Map



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Photo from National Register Historic District Inventory



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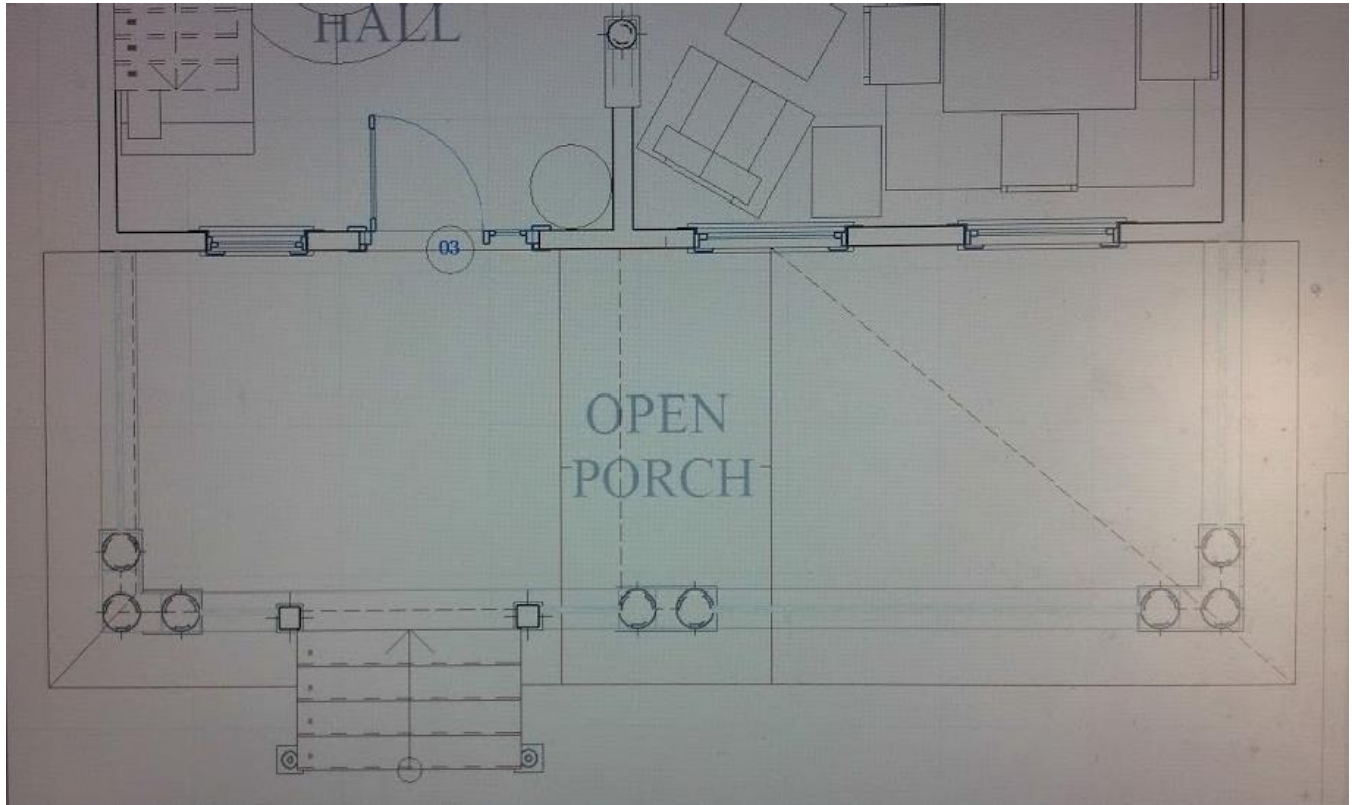
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Proposed Floor Plan



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**Front (South) Elevation (facing Hawthorne Street)
Existing**



Proposed



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Original interior elements



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Staiti House- 421 Westmoreland Street
Relocated to Sam Houston Park



Constructed in 1904 by E. O. Maynard- Builder of 412 Hawthorne Street

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Examples of existing round porch columns within Westmoreland Historic District

Photos provided by applicant

219 Hawthorne Street



315-319 Hawthorne Street



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408 Hawthorne Street



416 Hawthorne Street



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